

# Narrative

## General Information

County Name: HENRY

Person Performing Ratio Study: Larry Perry

Email Address: larry@nexustax.com

Phone Number: 765-748-4031

Sales Window: 1/1/18 to 12/31/19

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

A time adjustment of 2% was applied to all prior year sales. This is based on the Federal inflation rate of 2 %

## Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in the market.

Dudley & Franklin Res Improved sales were combined. These townships are geographically similar. These townships are heavy agriculture and most residents live outside the town limits. Dudley and Franklin share a school district and have access to Interstate 70 and Us Hwy 40 thoroughfares.

## AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

| <b>Property Type</b> | <b>Townships Impacted</b> | <b>Explanation</b> |
|----------------------|---------------------------|--------------------|
| Commercial Improved  |                           |                    |
| Commercial Vacant    |                           |                    |

|                      |  |  |
|----------------------|--|--|
| Industrial Improved  |  |  |
| Industrial Vacant    |  |  |
| Residential Improved |  |  |
| Residential Vacant   |  |  |

**Cyclical Reassessment**

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Jefferson, Henry & Liberty Townships

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order was completed in the 1<sup>st</sup> year of the reassessment cycle

**Comments**

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor’s office, or any other information deemed pertinent.

New Construction data entry was not completed upon completion of the ratio study.